

FILE NO.: Z-7436-C

NAME: West Cantrell Self Storage Revised PCD

LOCATION: Located at 14300 Cantrell Road

DEVELOPER:

West Cantrell Storage
Attn. Dan Lusk
14300 Cantrell Road
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates
Attn. Joe White
24 Rahling Circle
Little Rock, AR 72223

AREA: 8.3 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: Mini-warehouse, Strip Office Center, Truck rental

PROPOSED ZONING: Revised PCD

PROPOSED USE: Mini-warehouse, Strip Office Center, Truck rental –
Add two (2) additional levels to an existing single-story
mini-warehouse building on-site

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 18,921 adopted by the Little Rock Board of Directors on August 19, 2001, established Lusk Long-form PCD. The approval allowed the rezoning of the site and the creation of a three (3) lot plat. Lot 1 was removed from the PCD request but the lot was established through the platting process (S-1404). Lot 2 was approved for the development of a 12,900 square foot building to be developed utilizing O-3, General Office District uses and the listed accessory uses defined in the O-3, General Office Zoning District eliminating the ten (10) percent maximum for the accessory uses. Lot 3

was proposed for construction of 88,000 square feet of mini-warehouse development contained in eight (8) buildings and an 1,800 square foot office/managers residence. Lots 2 and 3 have developed. Lot 1 remains vacant.

The hours of operation for the office portion of the site were proposed as 7:00 am to 10:00 pm seven days per week and the mini-warehouse was proposed with 24-hour access. The mini-warehouse development would be gated with security access.

The backs of the mini-warehouse buildings provided the required screening and an eight-foot opaque fence was to be installed where there were breaks in the buildings. The applicant also proposed the placement of an eight-foot opaque fence along the northwestern boundary in the area that adjoined the R-2, Single-family zoned property.

Ordinance No. 19,961 adopted by the Little Rock Board of Directors on May 6, 2008, allowed a revision to the previously approved PCD by adding truck rental as an allowable use for the site. The request limited the number of trucks on the property at one time to five (5) units. All the trucks were to be located behind the gates on the property and located within a denoted area on the approved site plan. The applicant indicated when the area was developed with additional warehouse units, the trucks would be relocated to the rear of the site.

The hours of operation for the truck rental were from 9:00 am to 5:30 pm Monday through Friday, from 9:00 am to 3:00 pm on Saturday and no rental was proposed on Sunday. The hours of operation for the mini-warehouse development remained as a 24-hour access facility.

In addition to the truck rental, the approval allowed a small sign to be located on the store front window with a maximum sign size of two (2) feet by four (4) feet. The request also included the allowance of the addition of truck rental advertising on the existing ground mounted sign located on Lot 2 adjacent to Cantrell Road.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD for Lot 3 of the development containing 8.3-acres. The development is currently operating as a self-storage facility with a mix of climate and non-climate controlled storage. There is a strip retail center located in front of the mini-warehouse development which contains a mixture of office and commercial uses.

The owner of the development recently purchased the sliver of property which previously existed between this development and Candlewood Drive along the eastern perimeter of the site. The applicant is requesting to include this newly purchased area into the previously approved PCD zoning. The applicant is proposing to construct a driveway from the north end of the facility over to Candlewood Drive which allows exit access for tenants and a secondary access for emergency vehicles.

The developer also proposes to construct a two (2) story climate controlled addition above one (1) of the existing interior buildings. This will create a three (3) story structure with a height less than 35-feet which is consistent with the height limit approved with the original PCD zoning. The lower floor will remain non-climate controlled, while the upper stories will be climate controlled. Access will be from inside the new construction via an elevator or stairs.

The site plan includes a building located along the northern portion of the site which has not been constructed. The building is proposed with 5,250 square feet on the upper level and 5,250 square feet on the lower level. The request includes maintaining approval of this building for future construction.

The original approval of the PCD zoning allowed for 110,000 square feet of mini-warehouse development. With the revision to the PCD a total of 115,000 square feet of mini-warehouse will be developed at the time of final build-out.

B. EXISTING CONDITIONS:

All the previously approved mini-warehouse buildings have been constructed with the exception of the northern most building. The office development located along Cantrell Road has been constructed. Northwest of the site is an approved POD for a landscape business. There are a number of uses in the area including commercial uses located along Cantrell Road to the east and west. To the northwest is a single-family subdivision located along Pine Mountain Road. Further northwest is a single-family subdivision accessed via Pinnacle Valley Road. The area to the south is currently vacant and zoned R-2, Single-family. There is an approved PCD located to the southeast of the site containing a number of commercial uses with a mini-warehouse development located behind the strip center. Also located along Cantrell Road to the southeast is a carwash currently under construction.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Chenal Ridge Property Owners Association, the Pinnacle Valley Neighborhood Association, the Secluded Hills Property Owners Association, the Tulley Cove Neighborhood Association, the Westbury Neighborhood Association and the Westchester Heatherbrae Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. Provide a letter prepared by a registered engineer certifying the sight distance at the proposed driveway complies with 2004 AASHTO Green Book standards.
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 of the proposed driveway. The driveway must be constructed with a concrete apron.
4. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
5. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
6. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
7. Stormwater detention ordinance applies to this property.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this property.

Entergy: Entergy does not object to the proposed development of Lot 3. A single phase distribution line exists along the eastern and western edges of the property. Contact Entergy in advance for service, or to work out details of service upgrades, if required. Contact Entergy, Bernard Neumeier, at 501.954.5158 for additional information.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

2. A water main extension will be needed to provide water service to this property.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
5. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
7. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
8. Contact Central Arkansas Water if additional fire protection or metered water service is required.
9. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
10. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.

11. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Maintain access. Fire hydrants per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Site accessible by public transit on Route #25 Express Route providing service in early AM and after 4PM on weekdays only. Out of local service area.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the River Mountain Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from PCD (Planned Commercial District) to PCD (Planned Commercial District) to add a climate control structure within the previously approved and developed PCD on the site. The application is within the Highway 10 Design Overlay District.

Master Street Plan: Cantrell Road is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Highway 10 Overlay District.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the City's landscape ordinance requirements.
3. A landscape irrigation system shall be required for developments of one (1) acre or larger.
4. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (July 16, 2014)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff requested Mr. White provide details of the proposed sign located on Candlewood Drive.

Public Works comments were addressed. Staff requested Mr. White provide a sketch grading and drainage plan. Staff also requested he provide an engineer's certification verifying sight distance for the driveway located on Candlewood Road. Staff stated a grading permit would be required prior to construction activities on the site.

Landscaping comments were addressed. Staff stated any dead, diseased or missing landscaping must be replaced at this time. Staff also stated with the new construction additional landscaping may be required within the development.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan addressing staff's concerns raised at the July 16, 2014, Subdivision Committee meeting. The applicant has provided the proposed sign to be located on Candlewood Drive. The applicant has also provided an engineer's certification for the sign distance for the proposed driveway location on Candlewood Drive and has stated the driveway does

comply with 2004 AASHTO Green Book standards. The sign is proposed as a monument sign with a maximum height of 6-feet and a maximum sign area of 64-square feet.

The applicant is proposing to amend the previously approved PCD for Lot 3 of the development. The developer proposes to construct a two (2) story climate controlled addition above one (1) of the existing interior buildings. This will create a three (3) story structure with a height less than 35-feet which is consistent with the height limit approved with the original PCD zoning. The building elevation for the new addition includes an architectural feature to match the architectural feature located on the existing mini-warehouse office building. The lower floor will remain non-climate controlled, while the upper stories will be climate controlled. Access will be from inside the new construction via an elevator or stairs.

The site plan includes a building located along the northern portion of the site which has not been constructed. The building is proposed with 5,250 square feet on the upper level and 5,250 square feet on the lower level. The request includes maintaining approval of this building for future construction.

The original approval of the PCD zoning allowed for 110,000 square feet of mini-warehouse development. With the revision to the PCD a total of 115,000 square feet of mini-warehouse will be developed at the time of final build-out.

Staff is supportive of the request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the revision to the PCD to add two (2) additional floors of climate controlled storage is appropriate for this site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 7, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.